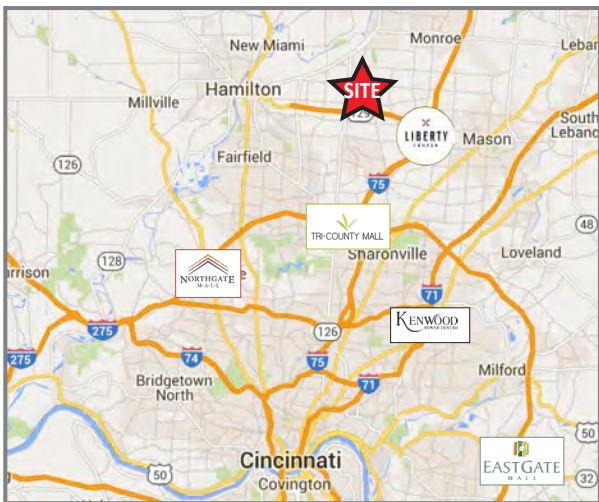


CARRIAGE HILL

State Route 747, Liberty Township, OH

Pad Ready outlots available for office or retail with high visibility along State Route 747 in Liberty Township



HIGHLIGHTS

- Be a part of a 450-acre mixed-use development in the affluent and growing township of Liberty Township, Ohio
- Located in front of the upscale Carriage Hill community with 475 high-end Estate Homes and Patio Homes
- One to four acres available for office or retail use
- Multi-tenant retail options available
- High visibility along Princeton Rd (S.R. 747) approximately 1/2 mile North of the 129 interchange
- Join Shooters Sports Grill coming in 2017
- Princeton Road (S.R. 747) is a major connector between S.R. 129 and Cincinnati's northeastern suburbs to I-275
- Carriage Hill was site of 2013 & 2014 Cincinnati Homearama
- Voted *TOP 10 PLACES TO LIVE* by Money Magazine

DEMOGRAPHICS

2018 Estimates	1 mi	3 mi	5 mi
Population	3,607	48,373	106,049
Households	1,122	16,068	37,774
Average HH Income	\$163,535	\$129,112	\$112,974
Daytime Employees	657	8,894	44,072

RETAIL CONTACT

Anchor Associates | Jason Gibson | jgibson@anchor-associates.com
Office Phone • 513/784-1106
Website • www.anchor-associates.com

OFFICE CONTACT

Republic Commercial Real Estate | Nick Barela | nick@republic-cre.com
Office Phone • 513/549-5440
Website • www.republic-cre.com



Anchor
ASSOCIATES

A Member of
CHAINLINKS
RETAIL ADVISORS

CARRIAGE HILL

State Route 747, Liberty Township, OH

Anchor
ASSOCIATES



TOTAL CALCULATIONS

AREA A
COMMERCIAL: 83,850 SF
PARKING: 351

AREA B
COMMERCIAL: 52,400 SF
PARKING: 488
RESIDENTIAL UNITS: 108

AREA C
COMMERCIAL: 27,200 SF
PARKING: 228



DEC. 16, 2014 | 0447601



**McGill
Smith
Punshon, Inc.**
www.mcgillsmithpunshon.com

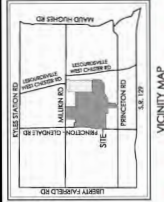
VILLAGE CONCEPT A

CARRIAGE HILL: PRELIMINARY DEVELOPMENT PLAN



McGill Smith Funchon, Inc.
3700 Park 42 Drive • Suite 1100
Liberty Township, OH 45130
Tel: 513.790.0004 Fax: 513.832.5299

Engineers - Architects - Surveyors
Landscape Architects - Planners



VICINITY MAP

MINIMUM AREA REQUIREMENTS FOR SINGLE-FAMILY DETACHED RESIDENTIAL

AREA	NUMBER OF LOTS	LOT PACKAGE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	MINIMUM AREA (SQ. FEET)
1	39	65	20	5	20	8,000
2	27	50	20	5	20	6,500
3	27	60	20	5	20	10,000
4	27	60	20	5	20	16,000
5	27	60	20	5	20	18,000
6	27	60	20	5	20	20,000
7	31	60	20	5	20	20,000
8	31	60	20	5	20	20,000
9	31	60	20	5	20	20,000
10	31	60	20	5	20	20,000
11	31	60	20	5	20	20,000
12	31	60	20	5	20	20,000
13	31	60	20	5	20	20,000
14	31	60	20	5	20	20,000
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25	31	60	20	5	20	20,000
26	31	60	20	5	20	20,000
27	31	60	20	5	20	20,000
28	31	60	20	5	20	20,000
29	31	60	20	5	20	20,000
30	31	60	20	5	20	20,000

TOTAL NUMBER OF SINGLE-FAMILY DETACHED RESIDENTIAL UNITS: 339.

STREETS AND SIDEWALKS SCHEDULE

STREETS	NUMBER	STREET WIDTH	NUMBER SIDEWALKS	WIDTH SIDEWALKS
A, P, M, N, O	28	8' C	ONE	6'
H, C, L, J, K, R	28	8' C	ONE	6'
S, T, U, V, Z	28	8' C	ONE	6'
D, E, F, G, L, P, Q	26	8' C	ONE	6'
			TWO	6'

*A FOUR FEET WIDE CONCRETE & CONCRETE WALK TO BE ON TOP OF THE PERIMETER OF THE CO-OP-AC

TO BE MODIFIED

DEVELOPMENT SUMMARY

USE	NUMBER OF UNITS	AREA IN SQ. FEET
COMMERCIAL	30	163,450
RESIDENTIAL	114	163,450
TOTAL	144	163,450

WINDING CREEK 1111 UNITS

NOTE: THE AREA OF LAND CONSISTING OF COMMERCIAL AND MIXED USES WILL EXCEED SIZE OF LAND RESULTING IN AN OPEN SPACE PERCENTAGE REQUIREMENT OF 20%.

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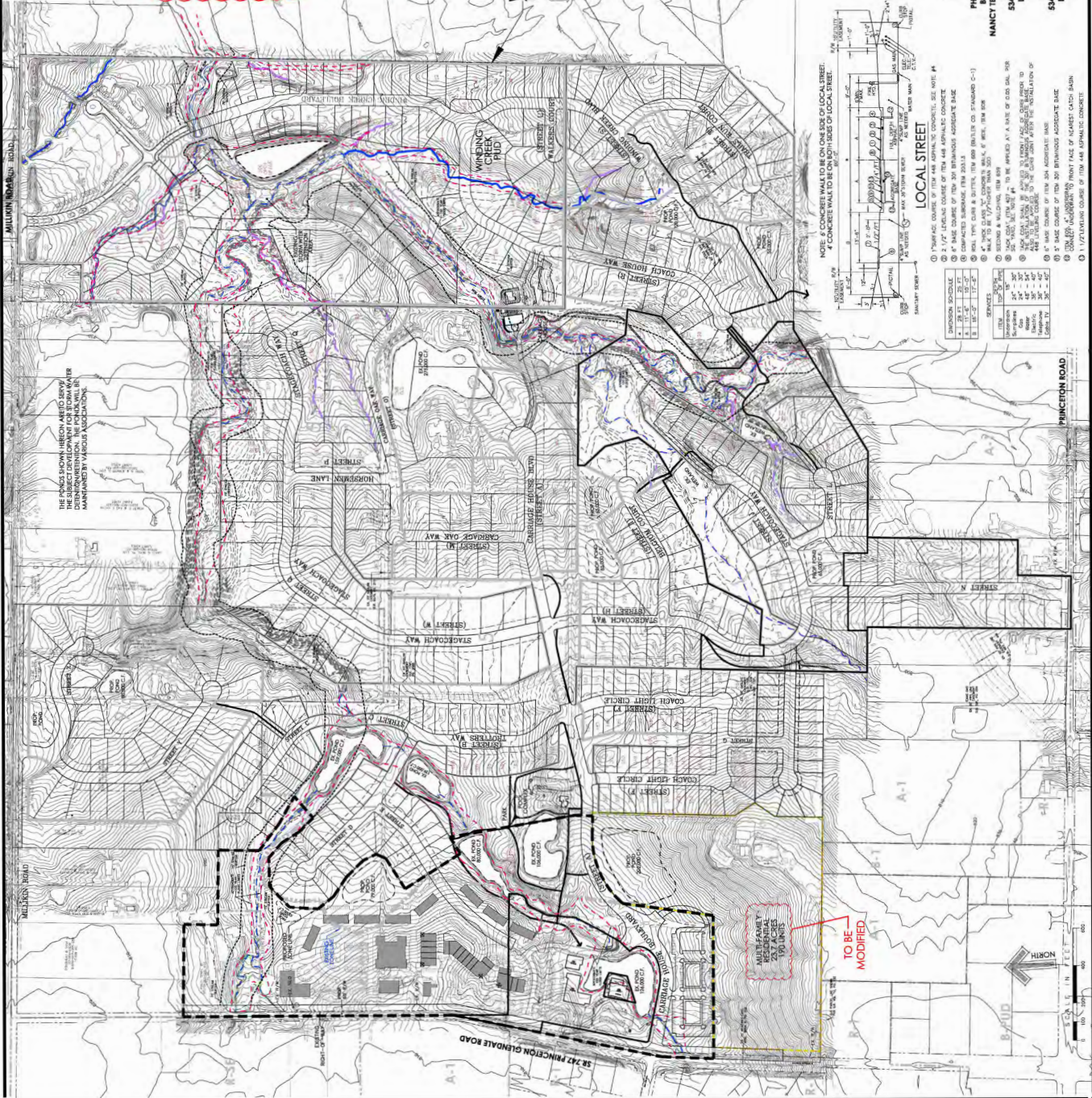
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NOTE: 6" CONCRETE WALK TO BE ON ONE SIDE OF LOCAL STREET.

NOTE: 4" CONCRETE WALK TO BE ON TOP OF LOCAL STREET.

NOTE: 2" 1/2" LOCAL COURSE OF ITEM 448 ASPHALTIC CONCRETE.

NOTE: 4" BASE COURSE OF ITEM 301 PERMANENT AGGREGATE BASE.

NOTE: 4" COMPACTED SUBGRADE FIRM 2013.

NOTE: 4" 1/2" LOCAL COURSE OF ITEM 448 ASPHALTIC CONCRETE.

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NOTE: 4" COMPACTED SUBGRADE FIRM 2013.

THE PLOTS SHOWN HEREON ARE TO SERVE FOR DESIGNATION AND IDENTIFICATION. THE PLOTS WILL BE MAINTAINED BY VARIOUS ASSOCIATIONS.

OWNER
TERRY DOCUMENTS, LLC
TERRY INVESTMENTS, INC.
P. RANDY TERRY, CO-PI

APPLICANT
LIBERTY LAND COMPANY, LLC
LIBERTY LAND COMPANY, LLC
LIBERTY TOWNSHIP, OHIO 45111

APPLICANT
LIBERTY LAND COMPANY, LLC
LIBERTY LAND COMPANY, LLC
LIBERTY TOWNSHIP, OHIO 45111

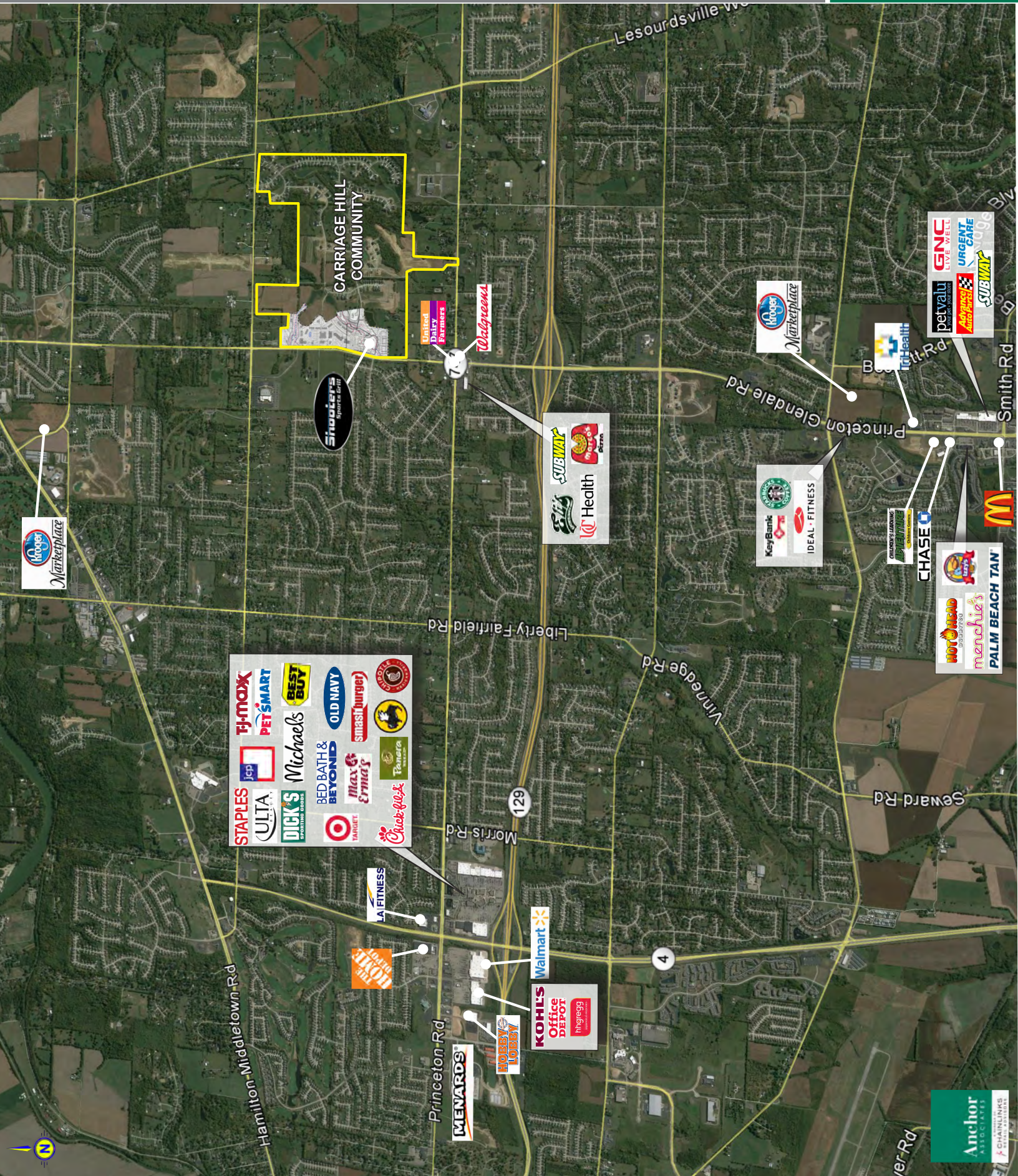
APPLICANT
LIBERTY LAND COMPANY, LLC
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LIBERTY TOWNSHIP, OHIO 45111

CARRIAGE HILL PRELIMINARY DEVELOPMENT PLAN JULY 07, 2016 WIP

CARRIAGE HILL

State Route 747, Liberty Township, OH

Anchor
ASSOCIATES



TJ-MAXX	PET SMART	BEST BUY
JCP	Michael's	OLD NAVY
STAPLES	ULTA	smashburger
DICK'S SPORTING GOODS	BED BATH & BEYOND	Max & Erma's
TARGET	Chick-fil-A	Planet Fitness

CARRIAGE HILL
COMMUNITY